



14 West Street Oldland Common Bristol  
BS30 9QS

Offers over £425,000

A super four bedroom semi detached home located in a very popular location, this property is sure to be of interest. The property has been greatly improved to now offer light and airy accommodation arranged over three floors. Briefly the property comprises of an entrance hallway, lounge/diner with feature central fireplace with log burner, a garden room and a modern hi gloss kitchen with integrated dishwasher, washing machine, double oven, induction hob and cooker hood. To the first floor can be found three spacious bedrooms and a modern family bathroom with bath and separate shower cubicle. On the second floor can be found the principle bedroom with far reaching views and an en-suite. Externally there is a lovely low maintenance rear gardens with gated access to a single garage. The front garden has been laid to shingle. Call us to view as soon as possible as this super home is sure to prove very popular.

### Entrance Hallway

The entrance to the property is through a Composite door with glazed insert with obscure glazed full length panels to either side of the door, inset spotlights, staircase leading to the first floor landing, vertical radiator, wood effect flooring, doors leading into the cloakroom, lounge/dining room and kitchen.

### Cloakroom

Low level WC, corner wash hand basin unit with mixer tap and storage under, half tiled walls, wood effect flooring, spotlights.

### Lounge/Dining Room

23' 10" x 11' 6" max points (7.26m x 3.50m)  
Upvc double glazed window to the front, inset spotlights, feature central fireplace with wood burner, television point, two antique style radiators, Oak wooden flooring, glazed French doors with matching side panels to the garden room.

### Garden Room

10' 2" x 8' 5" (3.11m x 2.57m)  
Bi-fold doors leading to the rear garden, glass roof, antique style radiator.

### Kitchen

16' 11" x 7' 0" (5.15m x 2.14m)  
Upvc double glazed windows to the rear and side, range of wall and base units with square work surfaces, inset composite sink unit with mixer tap, integrated washing machine and dishwasher, space for an 'American' style fridge freezer, part tiled walls, wall mounted combination boiler, double oven with induction hob and filter hood, door leading to the garden room, antique style radiator.

### First Floor Landing

Upvc double glazed window to the side, inset spotlights, door concealing a staircase to the second floor landing, under stairs storage cupboard, doors leading to bedrooms one, two and three and the family bathroom.

### Bedroom Two

11' 9" x 10' 2" (3.58m x 3.09m)  
Upvc double glazed window to the front, radiator.

### Bedroom Three

11' 4" x 11' 0" (3.46m x 3.35m)  
Upvc double glazed window to the rear, radiator.

### Bedroom Four

8' 2" x 7' 7" (2.49m x 2.31m)  
Upvc double glazed window to the front, radiator.





### Bathroom

7' 7" x 7' 2" (2.30m x 2.19m)

Upvc double glazed obscure windows to the rear and side, modern white suite comprising low level WC, wash hand basin with mixer tap, bath with central mixer tap, tiled shower cubicle, tiled splashbacks, extractor fan, heated towel rail.

### Second floor landing

Velux window, doors leading into the principle bedroom and En-Suite.

### Master Bedroom

16' 1" x 9' 5" (4.89m x 2.88m)

uPVC double glazed windows to the front and rear, ceiling spotlights, fitted wardrobes with dresser, recess lights, television point, radiator.



### En-suite

6' 2" x 6' 0" (1.87m x 1.83m)

Upvc double glazed window to the front, inset spotlights, low level WC, contemporary square wash hand basin mounted on granite with wall mixer tap, walk in shower with glass screen, extractor fan, shelved recess, heated towel rail, tiled floor

### Front Garden

Open plan garden laid to shingle.

### Rear Garden

The rear garden is enclosed and private with a south westerly aspect, a patio area, artificial grass, outside lighting, water feature, raised flower beds, mature shrubs and trees and gated access to the side of the property.



### Garage

There is a shared driveway leading to a single garage.

### Tenure

Freehold

### Local Authority

South Gloucestershire

### Council Tax Band

Council Tax Band D

## EPC AND FLOORPLAN

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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